

# NEW BUSINESS COMMUNITY

OVER 600K SF OF SPACE SLATED FOR DEVELOPMENT



## Berry Pointe

Berry Road (MD 228) at Sun Valley Drive  
Waldorf, MD 20603



NAIOP  
COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION  
NATIONAL  
DEVELOPER  
OF THE YEAR  
— 2018 —

[SJPI.COM/SOUTHERNMD](http://SJPI.COM/SOUTHERNMD) | 301.970.0100

## About Berry Pointe

- ▶ Outstanding new 82-acre Charles County mixed-use business community located along Berry Road (Route 228) near Crain Highway (US 301)
- ▶ Rapid, direct connections to Alexandria, VA and Washington, D.C.
- ▶ Close proximity to a wide array of retail amenities
- ▶ Phase I development plans include over 11,000 square feet of retail and 98,280 square feet of flex/R&D space
- ▶ Future development plans include 536,570 square feet of additional retail, flex/R&D and office space, and offer unique expansion opportunities

*For more information on Berry Pointe, visit:*  
**[sjpi.com/berrypointe](http://sjpi.com/berrypointe)**

### Traffic Count (MDOT)

Berry Road at US 301: 61,001 vehicles/day

Berry Road at Middletown Road: 39,610 vehicles/day

### Demographics

|                       | 3 Miles   | 5 Miles   | 10 Miles  |
|-----------------------|-----------|-----------|-----------|
| Population            | 51,721    | 106,151   | 264,383   |
| Avg. Household Income | \$136,553 | \$138,713 | \$154,050 |



### Single-Story Office Buildings

|            |           |        |
|------------|-----------|--------|
| Building A | 28,220 SF | FUTURE |
| Building B | 33,660 SF | FUTURE |

### Single-Story Office Specifications

|                |                          |
|----------------|--------------------------|
| Suite Sizes    | 2,240 SF up to 33,660 SF |
| Ceiling Height | 10 ft. clear height      |
| Parking        | 5 spaces per 1,000 SF    |
| Roof           | TPO                      |
| Construction   | Brick on block           |
| Zoning         | BP                       |

### Flex/R&D Space

|                          |           |        |
|--------------------------|-----------|--------|
| 2385 Monument Place      | 50,160 SF |        |
| 10580 Liberty Bell Place | 48,120 SF |        |
| Building C               | 43,080 SF | FUTURE |
| Building D               | 40,080 SF | FUTURE |
| Building E               | 54,240 SF | FUTURE |
| Building F               | 47,160 SF | FUTURE |
| Building G               | 42,120 SF | FUTURE |
| Building H               | 48,120 SF | FUTURE |
| Building I               | 48,120 SF | FUTURE |
| Building J               | 51,120 SF | FUTURE |
| Building K               | 37,080 SF | FUTURE |
| Building L               | 42,120 SF | FUTURE |

### Flex/R&D Specifications

|                |                         |
|----------------|-------------------------|
| LEED           | Designed                |
| Suite Sizes    | 2,500 up to 59,640 SF   |
| Ceiling Height | 18 ft. clear height     |
| Parking        | 4 spaces per 1,000 SF   |
| Roof           | TPO                     |
| Construction   | Brick on block          |
| Loading        | Drive-in & dock loading |
| Zoning         | BP                      |

### Retail Pad Sites | PHASE I

|       |                 |             |          |
|-------|-----------------|-------------|----------|
| Pad A | Restaurant      | 2.10± Acres | 7,000 SF |
| Pad B | Restaurant      | 2.00± Acres | 3,200 SF |
| Pad C | Gas/Convenience | 2.90± Acres | 6,200 SF |





#### Distances to:

|                                        |          |
|----------------------------------------|----------|
| Interstate 495 (Capital Beltway) ..... | 15 miles |
| Alexandria, VA .....                   | 18 miles |
| Washington, D.C. ....                  | 25 miles |
| Annapolis, MD (Downtown) .....         | 43 miles |
| BWI Airport .....                      | 50 miles |
| Manassas, VA .....                     | 50 miles |
| Baltimore, MD (Downtown) .....         | 56 miles |
| Richmond, VA .....                     | 97 miles |

## Contact Us

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#### About St. John Properties

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